

## Design and Historic Review Commission Agenda

*City Hall Council Chambers*

*One City Plaza*

**Wednesday, April 26, 2023 4:00 p.m.**

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address [planning@yumaaz.gov](mailto:planning@yumaaz.gov) no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

### CALL TO ORDER

### APPROVAL OF MINUTES

April 12, 2023

### ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

#### HISTORIC DISTRICT:

##### PRELIMINARY REVIEWS

None

##### CASES REQUIRING ACTION

1. **DHRC-41271-2023:** This is a request by Del Outdoor/Sign Pro, on behalf of Main Street Two LLC, for historic review of a new wall-mounted sign in the Main Street Historic District. The property is located at 304 S. Main Street, Yuma, AZ.

#### AESTHETIC OVERLAY

##### PRELIMINARY REVIEWS

None

##### CASES REQUIRING ACTION

None

##### COMMISSION DISCUSSION

None

#### INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

1. **DHRC-40849-2022:** This is a request by Jan Marie Ennenga, on behalf of the Yuma Association of Realtors, to repaint the exterior of the existing office building located at 290 S. 1<sup>st</sup> Avenue, in the Old Town Zoning District
2. **DHRC-40850-2022:** This is a request by Signmasters, on behalf of the State of Arizona, for a new "Italian Restaurant" sign added to the existing freestanding monument sign at the entrance to the Colorado River State Historic Park, for the property located at 201 N. 4<sup>th</sup> Avenue, in the Yuma Crossing National Heritage Area.

Aesthetic Overlay

1. **DHRC-40218-2022:** This is a request by Frank Gawdun, on behalf of Chick-Fil-A, for two new shade structures at the restaurant located at 1935 E. 16<sup>th</sup> Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

2. National Heritage Area

3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

## **ADJOURN**

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

*Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.*

**Design and Historic Review Commission Meeting Minutes**  
**April 12, 2023**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, April 12, 2023 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

**DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS** present included Chairman Tom Rushin, Vice Chairman Amanda Coltman and Commissioners James Sheldahl, William Moody, Juan Leal-Rubio and Sandra Anthony. Commissioner Chris Hamel was absent

**STAFF MEMBERS** present included Jennifer Albers, Assistant Director of Planning; Robert Blevins, Principal Planner; Amelia Domby, Senior Planner; Zenia Fiveash, Assistant Planner; Guillermo Moreno-Nunez, Assistant Planner; Alejandro Marquez, Administrative Specialist.

**Chairman Tom Rushin** called the meeting to order at 4:00 p.m., and noted there was a quorum present.

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**APPROVAL OF MINUTES**

March 22, 2023

**Motion by Commissioner Juan Leal-Rubio, second by Vice-Chairman Amanda Coltman to APPROVE the minutes of March 22, 2023. Motion carried unanimously, (6-0) with one absent.**

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**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION**

**DHRC-41228-2023:** *This is a request by Innov-R-Design & Construction, on behalf of Adan Flores, for historic review of the re-construction of the Individually-listed Mexican Consulate Building in the Century Heights Conservancy Residential Historic District. The property is located at 129 W. 4th Street, Yuma, AZ.*

**Robert Blevins, Principal Planner** summarized the staff report and recommended **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Victor Guzman, 1247 California Street, San Luis AZ**, was available for questions.

**Commissioner William Moody** commented that he was glad to see that the home was going to be restored.

**Commissioner Juan Leal-Rubio** thanked Guzman for taking on the task to restore the home.

**PUBLIC COMMENT**

None

**Motion by Commissioner William Moody, second by Commissioner James Sheldahl, to APPROVE Case Number DHRC-41228-2023 as presented. Motion carried unanimously, (6-0) with one absent.**

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**DHRC-41190-2023:** *This is a request by Thompson Design Architects PC, on behalf of the Housing Authority of the City of Yuma (HACY), for historic review of the renovation of an existing residence and the construction of a new addition for a new HACY office and meeting center. The property is located at 433 S. 1<sup>st</sup> Avenue, in the Century Heights Conservancy Residential Historic District.*

**Amelia Domby, Senior Planner** summarized the staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

**Chairman Tom Rushin** commented that he was glad that the home was renovated rather than being demolished.

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Christopher Thompson, 675 W. 16<sup>th</sup> Street, Yuma AZ**, was available for questions.

**Commissioner Sandra Anthony** asked if the parking was going to be located in the alleyway. **Thompson** replied no, that the parking would be located across the front of the building where the driveway was located.

**Commissioner James Sheldahl** asked if the home located on the proposed project was going to be used as rental property. **Thompson** answered no, that the home is not currently occupied and that there would be offices within the existing home is currently located.

#### **PUBLIC COMMENT**

None

**Motion by Commissioner Juan Leal-Rubio, second by Vice-Chairman Amanda Coltman, to APPROVE Case Number DHRC-41190-2023 as presented. Motion carried, (6-0) with one absent.**

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**DHRC-41177-2023:** *This is a request by Signmasters, on behalf of the Yuma Association of Realtors, for historic review of new wall-mounted signage, for the property located at 290 S. 1st Avenue, in the Old Town (OT) District.*

**Amelia Domby, Senior Planner** summarized the staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

None

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Richard Wayas, 1165 S. 4<sup>th</sup> Avenue, Yuma AZ**, was available for questions

#### **PUBLIC COMMENT**

None

**Motion by Commissioner William Moody, second by Commissioner James Sheldahl, to APPROVE Case Number DHRC-41177-2023 as presented. Motion carried unanimously, (6-0) with one absent.**

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**DHRC-41261-2023:** *This is a request by Penn Neon Sign Company, Inc., on behalf of Luciano O. and Dina M. Munoz, for historic review of a new wall-mounted sign in the Main Street Historic District. The property is located at 197 S. Gila Street, Yuma, AZ.*

**Robert Blevins, Principal Planner** summarized the staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

None



**APPLICANT / APPLICANT'S REPRESENTATIVE**

Ron Contreras, 707 W. 8<sup>th</sup> Street, Yuma AZ, was available for questions.

Vice-Chairman Amanda Coltman stated that she was in favor of the overall design of the sign.

**PUBLIC COMMENT**

None

Motion by Vice-Chairman Amanda Coltman, second by Commissioner Sandra Anthony, to APPROVE Case Number DHRC-41261-2023 as presented. Motion carried unanimously, (6-0) with one absent.

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**COMMISSION DISCUSSION**

None

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**INFORMATION ITEMS****Staff**

None

**Administrative Approvals**

None

**National Heritage Area**

None

**Commission**

Chairman Tom Rushin noted that there was a fire at the West Wetlands Park that resulted in the loss of a few trees, and that the City Fire Department was able to quickly get it under control.

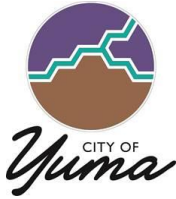
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**ADJOURNMENT**

The meeting was adjourned at 4:24 p.m.

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chairman



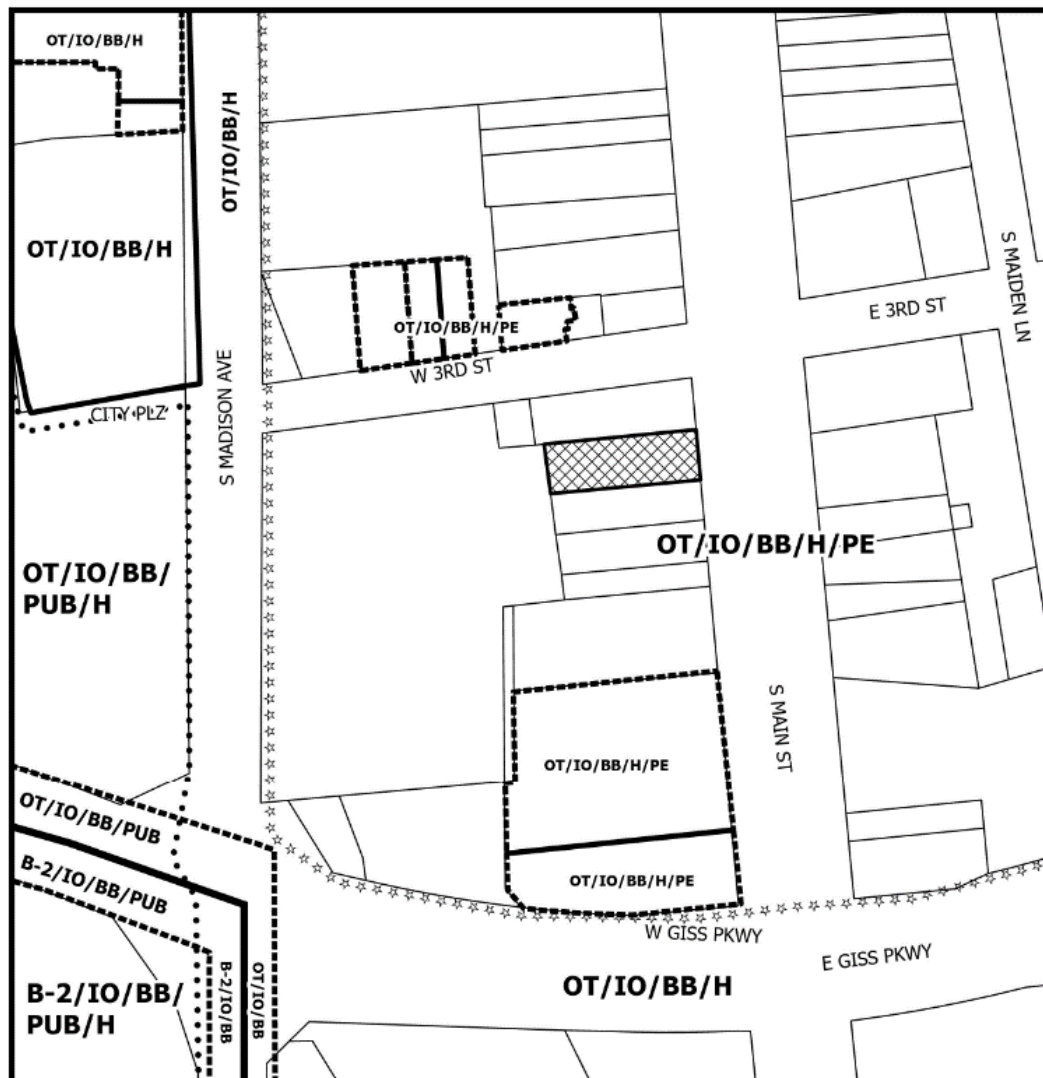
**STAFF REPORT**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**CASE #: DHRC-41271-2023**  
**DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES**  
**COMMUNITY PLANNING**  
**CASE PLANNER: BOB BLEVINS**

**Hearing Date:** April 26, 2023

**Case Number:** DHRC-41271-2023

**Project Description/Location:** This is a request by Del Outdoor/Sign Pro, on behalf of Main Street Two LLC, for historic review of a new wall-mounted sign in the Main Street Historic District. The property is located at 304 S. Main Street, Yuma, AZ.

**Location Map:**



**Location Specific Information:**

Aesthetic Overlay:	N/A
Historic District:	Main Street Historic District
Parcel Number:	633-44-115
Historic Listing Status:	Not individually listed
Address:	304 S. Main Street
Property Owner:	Main Street Two LLC
Property Owner's Agent	Del Outdoor/Sign Pro
Zoning of the Site:	OT/H/IO/BB
Existing Land Use(s) on the Site:	Black Onyx Empire Tattoo and Piercing
Surrounding Zoning and Land Uses:	
○ North:	OT/H/IO/BB: Retail
○ South:	OT/H/IO/BB: Salon
○ East:	OT/H/IO/BB: Retail
○ West	OT/H/IO/BB: Public Parking
Related Actions or Cases:	None
Land Division Status:	Legal lot of record
Flood Plain Designation:	X

**Description of Proposed Project / Background / Use:**

The applicant states:

"Black Onyx would like Sign Pro to install a 3'x15' LED wall sign on the front façade of the building. The LED sign will add a nice touch to the front façade, which currently painted black. The client will be painting the wall white before Sign Pro installs the wall sign."

**Staff analysis:**

The building located at 304 S. Main Street was constructed in 1938, and is presently divided into two suites (304 and 310 S. Main Street). Each suite has a floor area of approximately 2,500 sq. ft. The Black Onyx Tattoo business is in the north half of the structure.

The Arizona State Historic Property Inventory (Y.M034) notes the style as "Moderne Influence" with applied ornaments of "Crenellations at parapet."

Informational Definitions from the Institute of Historic Building Conservation (United Kingdom):

"The act of crenellation is the cutting of crenels into a previously solid and straight parapet wall.

"Crenels are rectangular gaps or indentations which occur at regular intervals along the parapet, usually measuring 2-3 ft. wide. Merlons are the solid widths between the crenels, usually measuring 4-5 ft. wide and 3-7 ft. high. Arrows and other missiles could be discharged from the parapet through crenels while taking defensive cover behind the merlons."

The Secretary of the Interior's Standards for Rehabilitation note:

“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

In the Main Street Historic District Design Guidelines, Section V. Sign Guidelines:

Subsection 2. Wall Mounted Sign Guidelines, lists “Direct or indirect lighting methods are allowed provided that they are not harsh or unnecessarily bright. White or light colored translucent backlit panels are not recommended . . .”

Subsection 3. Sign Lettering Guidelines for Storefront Wall Mounted Signs, has sign lettering maximum “for storefronts 30’ or less, a maximum letter height of 12” is recommended.”

The proposed sign has black backlit panels and letters of 12” in height. It meets these Guidelines. The new sign will be reviewed with a sign permit for additional Code requirements.

Staff believes the new sign will not permanently damage any historic aspect of the subject property, or harm the integrity of the original building.

**Staff  
Recommendation:**

Staff recommends **APPROVAL** of the request for a new sign in the Main Street Historic District, subject to the conditions outlined in Attachment A.

**Suggested Motion:**

Move to **APPROVE** DHRC-41271-2023 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the Approval:**

By approving the request, the Design and Historic Review Commission is authorizing the request by Del Outdoor/Sign Pro, on behalf of Main Street Two LLC, for historic review of a new wall-mounted sign in the Main Street Historic District. The property is located at 304 S. Main Street, Yuma, AZ, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

**Proposed conditions delivered to applicant on:** 04-10-23

**Final staff report delivered to applicant on:** 04-13-23

☒ Applicant agreed with all of the conditions of approval on: 04-10-23

Attachments:

- A. Conditions of Approval
- B. Elevation & Details
- C. Aerial Photo

**Prepared By:** *Robert M. Blevins*

**Date:** 04-10-23

Bob Blevins

Principal Planner

Robert.Blevins@yumaaz.gov (928) 373-5189

**Approved By:** *Jennifer Albers*

**Date:** 4/12/23

Jennifer Albers,

Assistant Director, Community Development

**ATTACHMENT A**  
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

**Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director of Community Development (928) 373-5000, x 3037:**

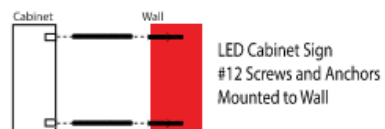
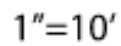
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

**Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:**

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

## 22'

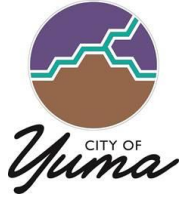




**ATTACHMENT C**  
Aerial Photo







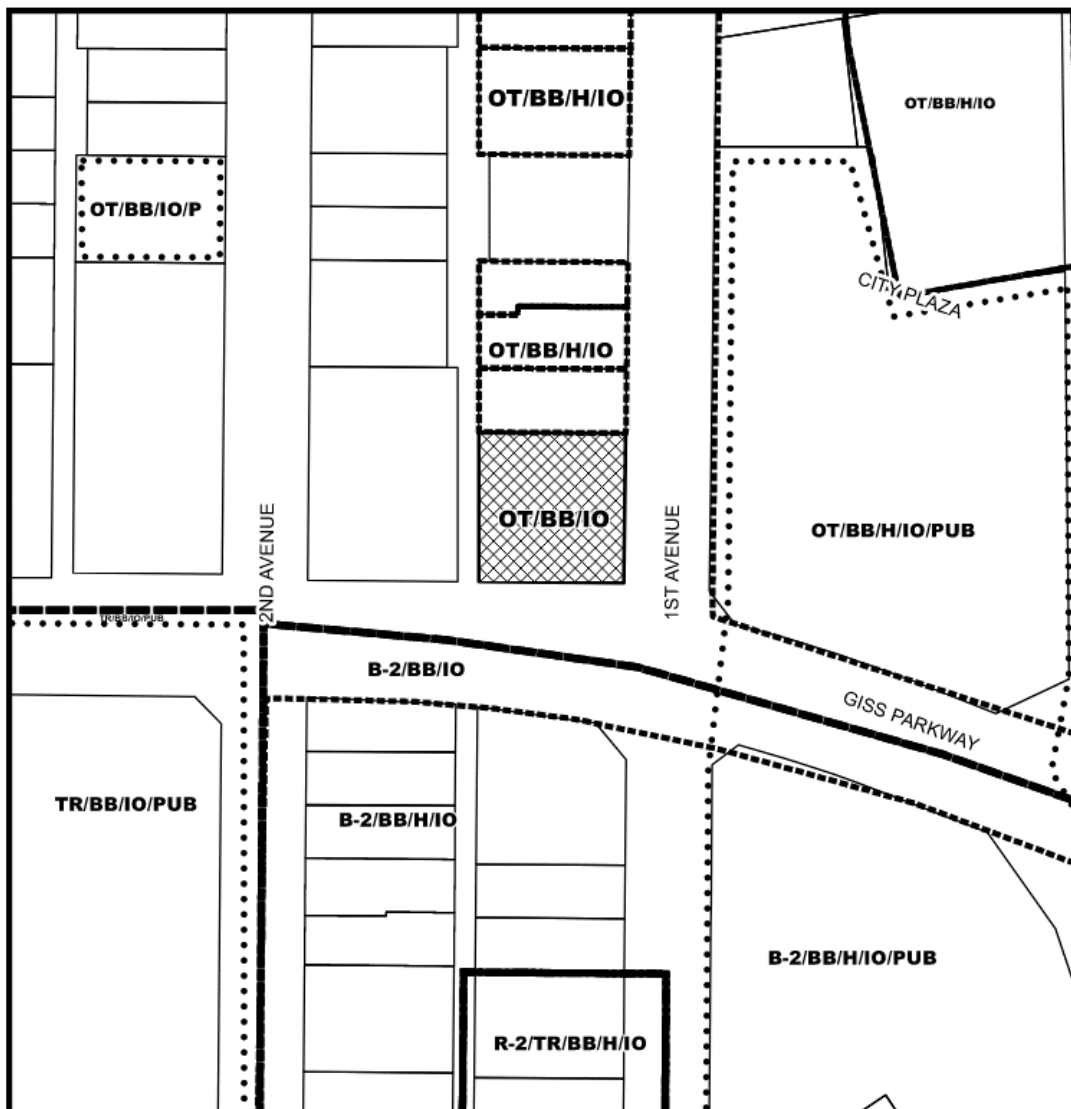
**STAFF MEMO**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**ADMINISTRATIVE REVIEW CASE #: DHRC-40849-2022**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE PLANNER: BOB BLEVINS

**Hearing Date:** April 26, 2023

**Case Number:** DHRC-40849-2022

**Project Description/Location:** This is a request by Jan Marie Ennenga, on behalf of the Yuma Association of Realtors, to repaint the exterior of the existing office building located at 290 S. 1<sup>st</sup> Avenue, in the Old Town Zoning District.

**Location Map:**



**Location Specific Information:**

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Individually Listed Historic Buildings on- site:	Yes				No	X		
Aesthetic Overlay:	Yes				No	X		
Parcel Number:	633-43-076							
Address:	290 S. 1 <sup>st</sup> Avenue							
Property Owner:	Yuma Association of Realtors							
Property Owner's Agent:	None							
Site	OT/H/IO/BB		Offices					
North	OT/H/IO/BB		Historic Home					
South	B-2/H/IO/BB		Office					
East	OT/H/IO/BB		City Hall					
West	OT/H/IO/BB		Qwest Communications					
Prior Related Actions or Cases:	DHRC-41177-2023, HR06-023.							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

**Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?**

A) Is this property individually listed on the National Register of Historic Places?

☐ Yes☒ No

Explain/Describe/ Discuss:	This office building was constructed in 1982 and is of a modern design, typical of the period.
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B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

*(Associated visual documentation of alterations must be submitted by applicant)*☒ Yes☐ No

Explain/Describe/ Discuss:	The new paint is an insignificant change. New signage was recently reviewed with DHRC-41177-2023.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

☒ Yes☐ No

Explain/Describe/ Discuss:	The new paint is similar and appropriate for this office building.
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	This improvement will not harm or distract from other buildings, and it is consistent with similar businesses in the area. .
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**Staff Summation: Staff APPROVED the request on November 22, 2022 for new exterior paint. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.**

**Proposed conditions delivered to applicant on:** N/A

**Final staff report delivered to applicant on:** N/A

- ☒ Applicant agreed with all of the conditions of approval on: N/A
- ☐ Applicant did not agree with the following conditions of approval: (list #'s)
- ☐ (If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.)

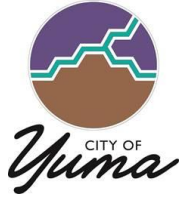
<b>Attachments:</b>	
<b>A.</b>	Photos

**Approved By:** *Robert M. Blevins*  
Robert Blevins  
Principal Planner

**Date:** 04/06/23

**ATTACHMENT A**  
Photos





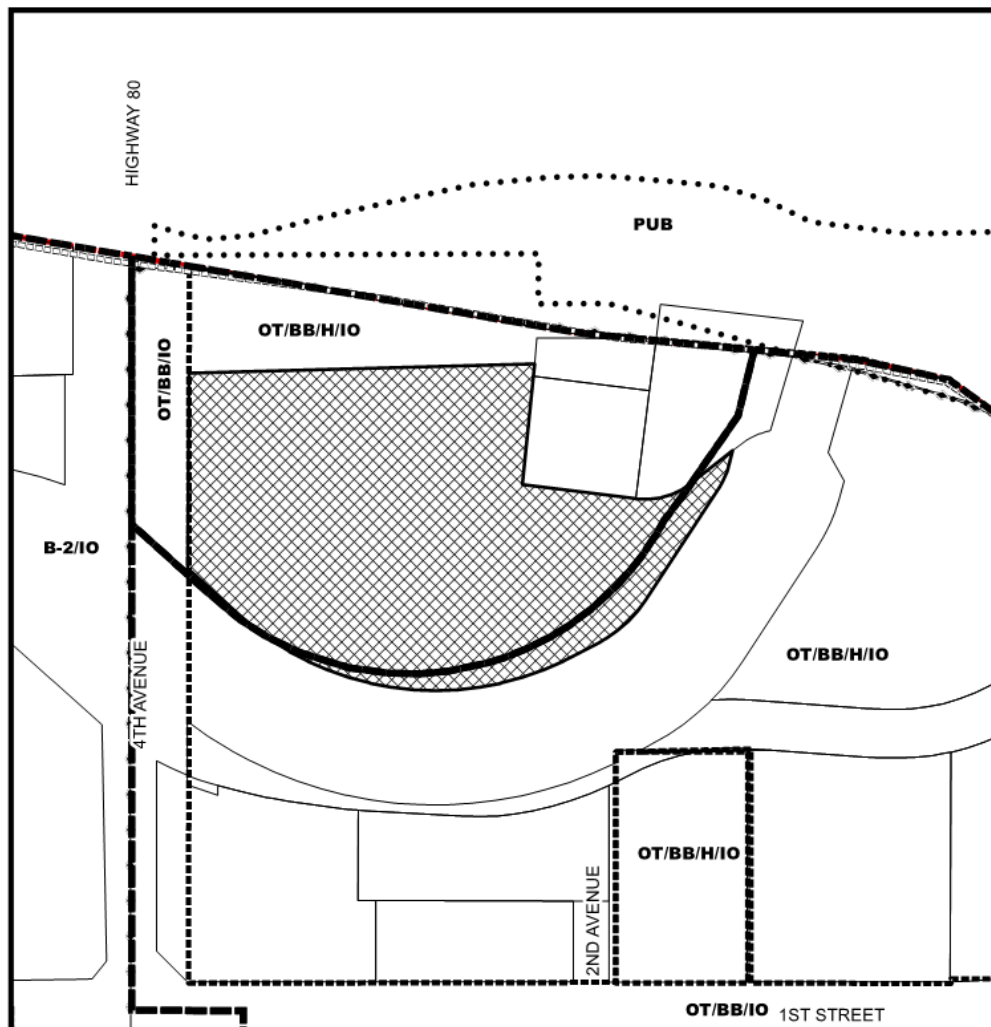
**STAFF MEMO**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**ADMINISTRATIVE REVIEW CASE #: DHRC-40850-2022**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE PLANNER: BOB BLEVINS

**Hearing Date:** April 26, 2023

**Case Number:** DHRC-40850-2022

**Project Description/Location:** This is a request by Signmasters, on behalf of the State of Arizona, for a new "Italian Restaurant" sign added to the existing freestanding monument sign at the entrance to the Colorado River State Historic Park, for the property located at 201 N. 4<sup>th</sup> Avenue, in the Yuma Crossing National Heritage Area.

**Location Map:**





**Location Specific Information:**

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
National Historic Site:	Yes			X	Quartermaster Depot			
Aesthetic Overlay:	Yes				No	X		
Parcel Number:	633-35-035							
Address:	201 N. 4 <sup>th</sup> Avenue							
Property Owner:	State of Arizona							
Property Owner's Agent:	Signmasters							
Site	OT/H & HP				Historic Park			
North	California				Canal/Colorado River			
South	OT/H & HP				Canal/Vacant			
East	OT/H & HP				Canal/ Hotel			
West								
Prior Related Actions or Cases:	DHRC-11018-2015 (Signs)							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

**Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?**

A) Is this property individually listed on the National Register of Historic Places?

☐ Yes☒ No

Explain/Describe/ Discuss:	The property is the location of the Quartermaster Depot, a National Historic site.
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B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

*(Associated visual documentation of alterations must be submitted by applicant)*☒ Yes☐ No

Explain/Describe/ Discuss:	The new sign is an insignificant change.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

☒ Yes☐ No

Explain/Describe/ Discuss:	The size and colors of the sign are appropriate for the entrance to this historic site.
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	This improvement will not harm or distract from nearby historic structures. No other changes are contemplated.
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**Staff Summation: Staff APPROVED the request on November 12, 2022 for the new “Italian Restaurant” sign to be added to the existing entrance sign. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.**

**Proposed conditions delivered to applicant on:** N/A

**Final staff report delivered to applicant on:** N/A

- ☐ Applicant agreed with all of the conditions of approval on: N/A
- ☐ Applicant did not agree with the following conditions of approval: (list #'s)
- ☐ (If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.)

<b>Attachments:</b>	
<b>A.</b>	Photo

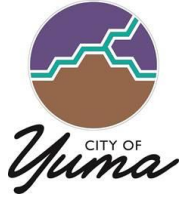
**Approved By:** *Robert M. Blevins*  
Robert Blevins  
Principal Planner

**Date:** 04-06-23

**ATTACHMENT A**  
Photo







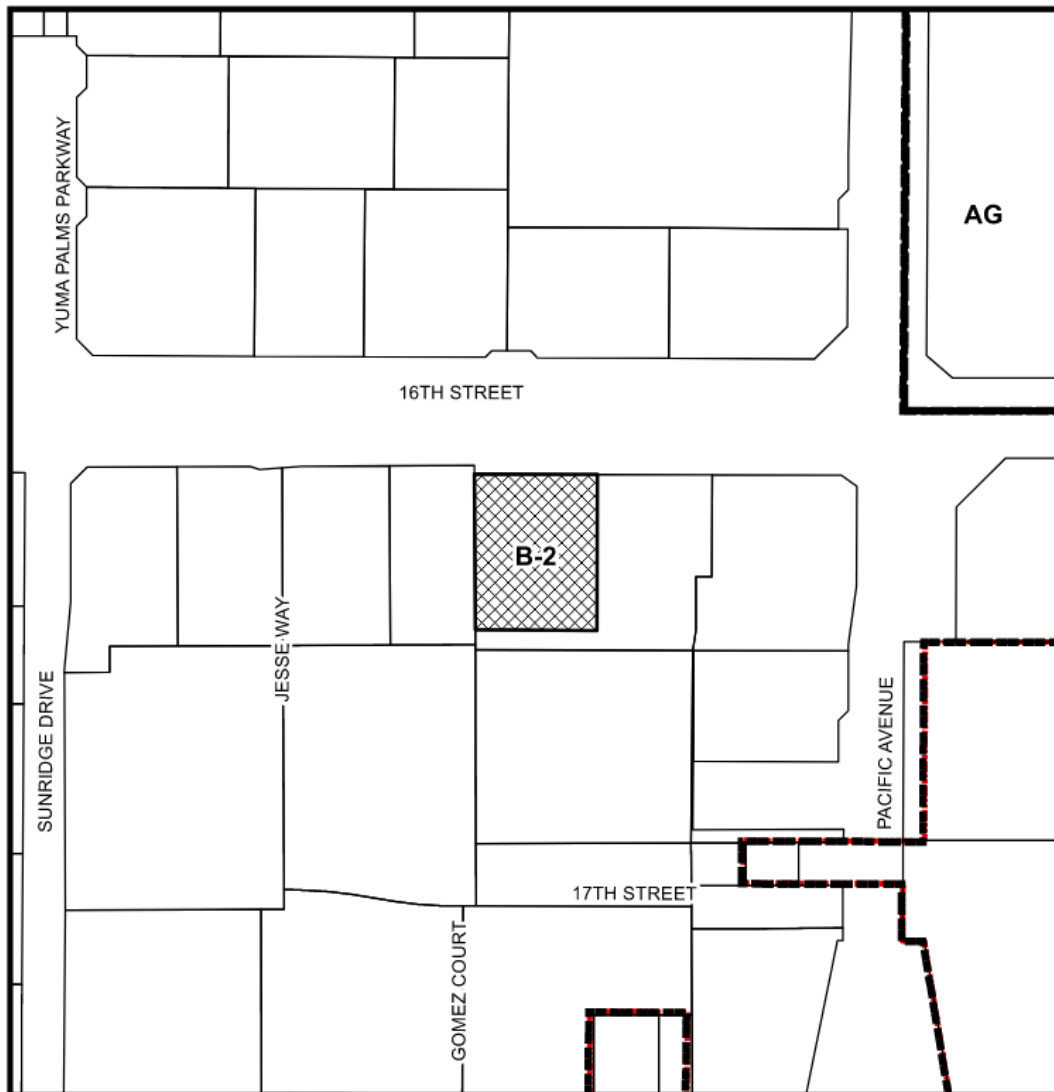
**STAFF MEMO**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**ADMINISTRATIVE REVIEW CASE #: DHRC-40218-2022**  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE PLANNER: BOB BLEVINS

**Hearing Date:** April 26, 2023

**Case Number:** DHRC-40218-2022

**Project Description/Location:** This is a request by Frank Gawdun, on behalf of Chick-Fil-A, for two new shade structures at the restaurant located at 1935 E. 16<sup>th</sup> Street, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

**Location Map:**



**Location Specific Information:**

Historic District:	Brinley Avenue		Century Heights		Main Street	X	None	
Individually Listed Historic Buildings on- site:	Yes		No		X			
Aesthetic Overlay:	Yes		X	No				
Parcel Number:	665-40-035							
Address:	1935 E. 16 <sup>th</sup> Street							
Property Owner:	Chick-Fil-A							
Property Owner's Agent:	Frank Gawdun							
Site	B-2/AO		Chick-Fil-A					
North	B-2		In and Out Burger					
South	B-2/AO		Hotel					
East	B-2/AO		Five Guys					
West	B-2/AO		Vacant					
Prior Related Actions or Cases:	DHRC-5532-2014 (New Building)							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

**Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?**

A) Is this property individually listed on the National Register of Historic Places?

☐ Yes☒ No

Explain/Describe/ Discuss:	This restaurant was built in 2014 and is not near any historic properties.
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B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

*(Associated visual documentation of alterations must be submitted by applicant)*☒ Yes☐ No

Explain/Describe/ Discuss:	The new awnings are an insignificant change.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

☒ Yes☐ No

Explain/Describe/ Discuss:	The new construction matches the existing design.
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	This improvement will not harm or distract from other buildings, and it is consistent with similar businesses in the area. .
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**Staff Summation: Staff APPROVED the request on August 4, 2022 for new exterior awnings (PPR-39558-2022). This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.**

**Proposed conditions delivered to applicant on:** N/A

**Final staff report delivered to applicant on:** N/A

- ☒ Applicant agreed with all of the conditions of approval on: N/A
- ☐ Applicant did not agree with the following conditions of approval: (list #'s)
- ☐ (If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.)

<b>Attachments:</b>	
<b>A.</b>	Photos

**Approved By:** *Robert M. Blevins*  
Robert Blevins  
Principal Planner

**Date:** 04/06/23

**ATTACHMENT A**  
Photos



West side



East side